

# Structure

## 国家可持续发展战略计划战略构架SDG-埃及2030

### The homeland hub 2013-2015 prices ( 7.3 le. dollar price, so multiply by 2.2 )

Re-planning, resettlement and legalization of slums with an area of (62 thousand acres approximately) temporarily or sustainably moving to one axis (one road) to develop 3,350 million acres + 650 thousand acres with a sovereign decision (new capital) = 4 million acres, including 20% of the land exchange for resettlement 46 million people (800 thousand acres) and 500 thousand acres for future generations, the rest (2.7 million acres ) for investment.

**Constitutional principles** of the plan The foundations and rules of the National Strategic Plan for Sustainable Development .

Similar experiences "2.8 million acres": Tianjin Eco City - China (about 15 million people)

**Area:** 335000 acres (excluding 500,000 acres for future generations) + the new capital, 650,000 acres

**The beginning** of work on the plan: October 2010, handover to the Egyptian government represented by the general organization of physical Planning and implementation commencement: October 2013

**Sectoral plans:** The strategy includes sixteen sectoral plans for the general structure of the state that formulate a coherent vision to achieve the goals of sustainable development by transforming the strategy to a reality on the ground in the form of giant national projects, medium urban projects - and small local projects, all of which are funded from the real estate wealth inherent in the slums and new development lands.

**It includes a housing plan** to provide 9 million housing units free of charge to Egyptians with a geographical redistribution of the population (46 million people), redrawing slums for 8.5 million families, economic and social development (completely eliminating poverty and unemployment by providing 9 million jobs) and the rural development plan and the newly created countryside The reclamation of a million acres and the one national Road Network scheme - all of which are being implemented over the next five years.

**Vision:**

-Eastward direction with a transfer direction. Dr. Jamal Hamdan - main spine by Dr. Farouk El-Baz - Supporting the passage of the scheme and constitutional articles duplication, deepening and expansion of the Suez Canal Urban and Strategic Studies Forum and the interaction of thought and opinion leaders in the world.

### **Suez Canal Strategy:**

-A sustainable development strategy for the canal sector as a tourist and urban corridor by duplicating, deepening and expanding the shipping lane. The Authority's economic advisor, Dr. Abdel Tawab Hajjaj, provided technical support and data base, and participated in convincing the Suez Canal Authority to implement the project within eight years.

The current state plan to achieve social justice - **evaluation.**

**The type of projects** proposed in the transfer areas:  
(ten types of complexes)

### **Resettlement and land exchange .**

- TRANSFER RESETTLEMENT : **THE PEOPLE WANT:** THE 8'S REQUIREMENTS.

Informal unplanned 8 500 000 units / FAMILIES (42 000 000 people) GOPP - UN HABITAT.  
Dec 2013 - SLUMS RATIO 44% OF URBAN POPULATION

**Definition of transfer and types of transfer:** holder and owner: real estate and units - which are either financiers or borrowers - they are either temporary or permanent transfers and 50% of the population is supposed to respond to the proposed scheme.

**-SCOPE OF WORK:** Six elements for the study of sustainable transfer of Emiratization "urban development" and temporary transfer for replacement "local development"

**Finance:** Finance 2163 billion pounds over five years, targeting 1196 billion pounds, or 55% of the available assets in the 195 random areas.

The concept of strategic planning in Egypt, Strategic Planning

### **CONTENT OF TRANSFER LAW**

•**Legislation regulating** the right to development, units and lands of new territories, targeting the Scratch process-

June 2014 Care of; EXCELLENCY PRIME MINSTER - ACTION PLAN-

•**The foundations of the orientation** with the standards of governance to establish an organizational and administrative structure for the implementation of the National Strategic Plan for Sustainable Development.

•**Business planning and human resources** from the national figure database and restricting the slums fund to 9200 community units (each unit is composed of 1000 families)

including 7400 transfer units and 1800 investment units by setting: planning rules for sustainable development compared to the actual reality .

**Constitutional articles** binding on strategic plans .

### **The foundations of the Chinese experience in sustainable development :**

-**The state** must acquire at least 30% of the volume of investments (national + foreign)

Wages must be raised to motivate people to work seriously.

– **The process** of industrial development should start based on raw materials owned by the citizen, not by importing them from abroad.

- **The village** must be the city .

**Each family must have a family farm of no less than an acre .**

It achieved self-sufficiency in its production and material return from selling the overflow of the crop directly and without an intermediary and at least one job opportunity, as the abundance of production falls at food prices.

- **State furnaces** for melting and processing the state's materials before selling or exporting them.

- **Interest rates** are always surrounded by 4.6% annually (banking and administrative) to force everyone to invest .

- **Joint irrigation** networks (ground, surface and rain) and drainage are the foundation of development.

**The foundations of direct investment** in the Al-Watan axis: (with a value of 1,200 billion pounds over the next five years)

### **Standards of sustainable development for Egyptian investors :**

•**Egyptian investment**, expertise, implementation and workers are close to 70%, which achieves national independence in a strategic partnership with the Russian Federation and the Republic of China who together collect a percentage in the range of 30% of the total 1200 billion le.

•**Initial investment** distribution rules (local / foreign - lands / works - The stated value of the lands is the part paid during the first five years .

- **Local investment** . . . . . (About 70% with a total of 830 billion g) as follows :

**101** billion EGP - with pockets and pickles (80 billion EGP land + 21 billion pounds of work)

**505** billion EGP - in slums (360 billion EGP land + 145 billion EGP business

**68** billion EGP - Tourist ( 25 billion EGP Islands + 43 billion EGP Business



80 billion Egyptian pounds ( 3 billion lands lands + 77 billion Egyptian works)

39 billion EGP - Agricultural (35 billion EGP reclaimed land + 4 billion EGP business)

37 billion EGP - Industrial (1 billion EGP Land + 36 billion EGP Business)

- **Foreign investment.** . . . . . (About 30% with a total of 370 billion g) as follows:

62 billion EGP - Al Ayyat (50 billion EGP land + 12 billion EGP business)

200 billion EGP - Tourist (75 billion EGP Islands + 125 billion EGP Business)

20 billion EGP - Urban (1 billion lands + 19 billion works )

8 billion EGP - Agricultural (7 billion LE reclaimed land + 1 billion EGP business)

8 billion EGP - Industrial (35 billion EGP Land + 45 billion EGP Business)

### **The Great Crime Against the Nation: "Sectoral Development"**

Statement of the commissioners to establish the National Authority for Slums by a decision of the President of the Republic .

#### **Financial flows of the scheme:**

- **axis of the Suez Canal:** 8 stages x 40 billion le. , which consists of:

-One billion dollars from the paid investment.

13 billion EGP of bank liquidity x 8 = 104 billion EGP

20 billion lands x 8 = 160 billion le .

- **North Sinai axis** 5 phases x 49 billion le. :

246 billion pounds) is pumped as follows:

-Liquidity of 22 billion x 5 years = 110 billion le.

Lands 27 billion x 5 years = 135 billion le.

- **The oases axis:** 5 stages x 66 billion le. = 330 billion le. pumped:

Liquidity: 17 billion x 5 years = 85 billion le.

Land: 49 billion x 5 years = 245 billion le.

-Thus, the total liquidity in the three axes:

104 + 110 + 85 = 300 billion le. + \$ 8 billion.

**the total land** to be liquidated is  $160 + 135 + 245 = 540$  billion le. of available assets, with a value of 1820 billion le. - at a rate of 30%.

**Population distribution** to development areas: Total transfer: 37 million people, who are 40% of random urbanization and population in Egypt, and total investment 9 million people, and the total absorption: in the target year 46 million people.

## Scratching process: 10 ACTION PLANS FOR

- **The illusion of salt water farming .**

## The New Egyptian AI Reef Company

No feasibility study or financing study

- The World Bank refused to finance:
- Egyptian banks refused to finance today:
- The National Road and Transport Plan
- Stamped concrete pave Substitute of the Asphalt - smart green roads

## Environmental pollution resulting from asphalt

## The proposed solar container train route: 2400 km - Circle of the proposed metro line : metro

Real estate appraisal terms and conditions for the project's target plan - Determination of the evaluation period

## Targeted slum areas:

Investment targeted areas: slums in Greater Cairo and governorates equivalent to 40% of Egyptian urbanization

-Rough listing by name, area, location & population before white listing. . .

**-The value of businesses in informal settlements: 1190 billion pounds.**

-Approximate land area: **61,700 acres** ( 260 million m<sup>2</sup> ) .

Initial estimated value: 900 billion EGP

Average price per square meter: 3000 - 4000 EGP

-Structural and planning requirements: 4 floors / 25% of the area = 100% FLORING with an average of:

The cost of 1100 LE per square meter for finishing.

## Total business value

-Replacement investment: 290 billion EGP / 5 years, at an annual pumping rate of 58 billionaires, with self-financing or from credits with permissible bank liquidity (the 24%).(

It is equivalent to: 40% of the land value and 25% of the project value.

Average private ownership: 80% = 49,400 acres = 720 million pounds.

-And the average state property: 20% = 12300 acres = 180 billion pounds.

**Average population density:** 600 person / acre.

Average per capita: 7 m<sup>2</sup> of land with a real estate investment rate of approximately The 20,000 pounds at the current prices.

Total one axis chart:

### The size of the investment

Urban development 900 billion c

Substitution of the transfer 1190 billion EGP

-Navigational channel 450 billion EGP, 2540 billion EGP, 2013 prices

Kilometer of development: - (with a sustainable development approach at the national axis)

**-Urbanization:** It costs 830 million pounds, the area is 1070 acres, and the annual minimum return is 16%, with the proposed model sufficient to cover the construction cost.

**-Tourist:** It costs 170 million pounds, the area is 475 acres, and the return is 600 million pounds, allocating 20 years at the price of 2017 - 1.260 million pounds per acre, per square meter, the price of 300 pounds.

**-Agricultural:** It costs 80 million pounds, the area is 1070 acres, 4.5 kilometers wide, and the price per acre - 140,000 pounds, and the total return is 70 million pounds, so it will be a right to benefit 20 years starting from 2020 (the cost of an acre is 8,000 pounds x 5 years = 40 thousand pounds + 35 thousand external = 75,000 c)

**-Industrial:** It costs 20 million pounds, the area is 40 acres, and the price in 2015 is 842000 pounds. The total return is 35 million pounds, so profitability is 15 million per kilo. The right to benefit 20 years is the price of 200 pounds per square meter.

The cost of an acre is 490 thousand pounds: 70 thousand internal + 420 thousand external.

**-Total:** 1.100 billion pounds / km in length, with a width of 15 km (including tourism)

The added value equals 150 billion EGP from the 220 km of land allocation for this axis for a period of 20 years (industrial agricultural tourism), and the urban return is equivalent to its cost value approximately.

**Overhead cost:** with a sustainable environmental planning approach for transfer.

**Example of a specific cost:** tourism development (2015 prices) km

The current physical scheme: defects of the current traditional national plan of the state: violations of the fallen physical national scheme (Constitution of 1971)

**Residential unit specifications:** Number of closed rooms 2-3-4 (developing housing) room in addition to reception, kitchen, bathroom and terrace

The housing unit model: the schematic and architectural model of the poorest housing:

Thousand residences project [fully paid] Home land axis JAN 2011

-ARCH. & URBAN MODEL FOR UPGRADING COMMUNITY

- 1000 PAID LOW COST HOUSES modeling (urban / rural model)

**Scope of work:** Scope of work for 1000 housing units / 100 acres



**Total financial flows for the planning model:** 107.5 million (2013)

Absorb the proposed urbanization in the homeland axis:

- Total reclaimable lands in the three sectors: the total million acres reclamation.
- Tourism development: total 280,000 acres.
- Industrial development and logistic services:

#### **The axis of the Suez Canal:**

- Industrial and logistic investment 500,000 acres.
- Technology, agricultural and food industries - 150,000 acres.

North Sinai hub 10,000 acres at a value of 8 billion c.

The oasis hub 20,000 acres at a value of 18 billion c. The total is 680,000 acres.

#### **Urban development:**

The axis of the Suez Canal is 750,000 acres, with a transfer and an investment consisting of: a current transfer of 150,000 acres + a current investment of 100,000 acres + the right of future generations 500,000 acres.

**The axis of North Sinai:** 120,000 acres, consisting of: 60,000 feddans in transfer + 60,000 feddans.

**The oasis hub** is 460,000 acres. It is a transfer: 430,000 acres + 30,000 acres investment.

**The total** is 1,330,000 acres of which 190,000 acres are invested + 500,000 acres for future generations.

**The total transfer** is 640,000 feddans and it represents 20% of the total development - the environmental separations of the three axes are about 60,000 f.

#### **Rationing the conditions for slums:**

Model of the comprehensive resettlement program:

A 250,000-person communion model, an area of 25,000 acres (105 million m<sup>2</sup>) - \$ 1,480 million (10.6 billion g).

**Sustainable urbanization experiences:** Tianjin (Singapore / China.)

#### **THE GREAT RIVER**

##### **The Urban Charter for the National Center:**

Integrated human settlements

Ten decisions for INTER DECISIONS

Define the strategy

Definition of sustainable development:

It is a development that is strategically planned at the national, regional, urban and local levels in a way and how to achieve a balance between economic development and business geographically and sectoral in order to encourage competition and creativity and between social justice and equality and its basis for spatial justice and community cohesion and ensuring access to facilities and services after Study the environmental impact of it to ensure the sustainability of resources while preserving the wealth and rights of future generations and with a balanced participation of all parties (citizen, state and investor) to ensure that its returns reach everyone.

•**The foundations of the social contract** between the Egyptians and the state: Constitutional principles

Constitutional benefits of the revolution's goals with the national plan to redraw slums

Corporate social responsibility and its role in sustainable development

Definition of slums (in violation of structural, planning, and unplanned requirements) public / private property.

•**Unplanned includes:** five categories

•**Inside the scheme includes:** two categories

**Yield:** Initially from the sectors, about 637 billion EGP, while what is required in principle from the land budget in the range of only 540 billion - detailing the economic solvency available to finance the project: current available for investment and monetizable lands, as follows:

-**Slums in Greater Cairo** and cities in the governorates, the average market value of them with a total of nearly 900 billion pounds (private properties / state properties) and targets sales of 40% before the end of the fifth year.

-**pockets and pickles** 60 million square meters, at an average of 3000 c per square meter inside the cordon in cities and urban real estate with a total of approximately 180 million c)

Private property / country), the business value is 72 billion c (40% of the land value), and the total investment is 252 billion c, and it targets sales of 30% before the end of the fifth year.

-**Al-Ayyat Land:** 26,000 acres, with a total value of 100 billion pounds, aimed at completing half of its payment at the fifth year

-**Investment plots for industrial** development in the project, with surface areas of approximately 180,000 acres, an average of 180-200 pounds per square meter, and the return in the range of 146 billion pounds, aimed at allocating 25% at the fifth year.

-**Investment lands for tourism** development in the project, with surfaces of approximately 180,000 acres, an average of 500 pounds per square meter, and the return is around 343 billion pounds.

-**million acres for investment in agricultural** development, the average reclaimed acre is 130/150 thousand pounds, and the return is in the range of 140 billion c, aiming to allocate 30% of it at the fifth year.



**-Investment lands in the urban** development of the project, with total areas of approximately 190,000 acres, at preferential rates, and the return is in the range of 8 billion EGP, and aims to allocate 50% of them at the fifth year.

**And the total of available lands** is around 1820 billion le.

- **The total value** of the deposits and transfers available as bank liquidity in October 2013 is about 1200 billion c, a percentage can be pumped within 24% of which about 290 billion c at an annual fixed rate of 16% over a period of 5 years.

- **Monetary needs** for sustainable development: the total of the three axes: about 900 billion EGP, a third of which is cash

Development of North Sinai sector, plan and architecture of the environment (without concrete), transfer from the governorates of the Republic. Summary of the study:

- **Water:** desalination of wells - free wheat - without a food medium.

- **Absorption 14 million** (12 + 2 investment) + 2 million tourists.

Total cost: 59 billion EGP x 5 years = 246 billion EGP ٢,٤ million families .

The architectural model difference is 40% in the cost from 92,000 to 55,000 pounds

- **Topography of Sinai** - Petroleum and Gas in Sinai.

**The economic base of North Sinai.**

Development and development of the Suez Canal sector

Goals of the sustainable development strategy - the Suez Canal hub sector (DIRECT INVESTMENT)) outside the budget

The development able land: 1750000 acres

- **Total:** \$ 56 billion - the strategic objectives of the waterway

- Comprehensive and sustainable development accompanying the project - the right to use - the implementation period of the project - strategic objectives, project components: Total: 1,750000 acres - cost and flows.

**Development of the oases sector - Scope Of Work**

**General Principles**

- Absorption 14 million (12 + 2 investment) + 2 million tourists.

Total cost: 59 billion EGP x 5 years = 246 billion EGP - 2.4 million families.

The architectural model difference is 40% in the cost from 92,000 to 55,000 pounds

- Topography of Sinai - Petroleum and Gas in Sinai.

**Development of the Suez Canal sector**

Goals of the sustainable development strategy - the offshore Suez Canal sector (DIRECT INVESTMENT)

**-The land subject to development:** 1750000 acres

**Total:** \$ 56 billion - Strategic goals of the waterway - Comprehensive and sustainable development accompanying the project - Usufruct - Duration of implementation of the project - Strategic objectives Project components: Total: 1,750000 acres - Cost and flows.

### Development of the oases sector

#### Scope Of Work

**General principles of transfer:** the oases axis - 350 km

**First:** Fundamentals of financing.

**Second:** The project's strengths and opportunities.

**Third:** Groundwater sources: research and studies - the Nubian stone reservoir.

**Fourth:** The project's weaknesses and threats.

**Fifth:** Site selection criteria.

**Sixth:** Classification of regions in terms of activities.

**Seventh:** The mining sector - quarries - mining and natural resources.

**Eighth:** The database.

**Ninth:** A preliminary estimate of the return: (the urban areas outside the cost-benefit calculations.)

**Tenth:** marine oases climatic problems and how to overcome them.

**Eleventh:** the natural resources lurking in marine oases.

### Industrial development plan at the national axis

**First:** The Axis Path (New Nile River)

**Second:** Industrial Development and Logistics Services:

**Third:** Investment lands for industrial development of the project

**Fourth:** Calculating the cost of development in kilometers

**Fifth:** direct investments in the lands of industrial development

**Sixth:** The Strategic Partnership of the Russian Federation - the Republic of China

Its strength is industrial warfare and production (initially in the range of \$ 6.5 billion = 52 billion c (2015-2020) to protect the nascent sustainable development experience in Egypt in addition to:

- Joint industry centers and industrial cooperation at the axis of the Suez Canal and centers for the development of industries and logistic services.

- The field of investments in the economic regions designated for the two countries through which the multinationals are based and guaranteed.
- Joint agricultural industrialization projects between Egypt and the two countries with concepts of sustainable societies within human settlements.
- Joint agricultural industrialization projects between Egypt and the two countries with concepts of sustainable societies within human settlements.
- Projects of extracting and exporting gas, oil and joint mining

#### **Seventh: Initial Investments Distribution (Local / Foreign - Land / Business)**

- **Local** : 37 billion EGP - industrial (1 billion EGP land + 36 billion EGP business)
- **Foreigners**: 80 billion EGP - Industrial (35 billion LE lands + 45 billion EGP works) Distribution of investments (business): 270 billion pounds
- **distributed**: 30% funded by the state 81 billion c - 40% national investment 108 billion c - 30% foreign investment 8 billion c
- **These investments** (business), 30% of which are executed during the first five years: 81 billion pounds distributed:
- **The state**: 25 billion c - National investment 31 billion c - Foreign investment 25 billion c - As for lands devoted to industrial development (manufacturing, agricultural, food, environmental, mining, extractive, heavy industries, technology, logistics, energy, communications, etc.) in the axis of the country with an area of convergence 750 million m<sup>2</sup> (180 thousand feddans) (other than the 500,000 feddans planned for the foreign strategic partnership), the average price of 190 g per square meter, and a total value of 146 billion c, is intended to pay 36 billion c in the first five years.

#### **Industrial development strategy:**

- **Power hub 240 stations** \* 85 Mega = 20 GW + 3 new communication networks.
- **50 new oil and gas hub** (extraction - purification - assembly - storage - liquefaction – export)

#### **The focus of a strategic partnership according to the memoranda of understanding between the Egyptian government, the Russian Federation and People's China**

- **Partnership of the half million acres** for multinationals

**Axis of Military Industries** and Military Production : 10 factories.

**Axis of urban markets, local investments and Egyptian expertise** : 1200 billion pounds, along 110 km of axis

- **Cement - Iron Axle** (20 furnaces / 20 licenses - 100 licenses / 4 shortening + 4 electric arc)

**Feasibility of oases**: It targets the production of 10 million tons of iron annually for a period of 25 years

- **Feasibility of Al-Owainat** : It aims to produce 10 million tons of iron annually for 42 years



•**Extractive / agricultural axis:** - Extractive: transformational silicon - phosphate (pure ore without manufacturing) - manganese - uranium - gypsum - white and black sand - sodium - aluminum:

•**100 factories - agricultural:** food and environmental, 200 factories.

**Technology Industries Axis:** 15 factories.

•**A logistical hub** (maritime transport services and activities) 15 establishments.

**Heavy Industry Hub:** 25 factories.

**Note:** The sustainable development strategy for the Suez Canal hub sector includes: Providing 3 million resident jobs "only" (in all economic sectors, including industry)

- **99 th Committee**
- **Corrupt law** for unified investment - now in Egypt is available to foreign companies:
- **Redrawing the administrative borders** of the governorates.

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